

November 2023

# HOME IMPROVEMENT

## GUIDE

Learn how Lake Panorama residents transformed their homes and properties into beautiful living spaces.



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## PUBLISHER'S COLUMN

# Looks like a good winter project

By **Shane Goodman** | Publisher

I was talking with my neighbor this summer about a project in my garage that I started several months ago but haven't finished. I asked him if he would be willing to help me out. He said, "That looks like a good winter project." I agreed.

That response might truly be a legitimate answer, as the summer months at Lake Panorama are meant for fun in the sun — not cooped up in a garage working on projects.

Or...

That response might have been a simple stall tactic on both our ends to put the project off for a few more months. Either way, winter will be here before we know it, and my project will likely still be unfinished.

Sound familiar? I am guessing for most of you, it does.

Now, I enjoy a good do-it-yourself project as much as the next guy — to a certain point, anyway. As much as I enjoy the gratification of taking on a project by myself, I enjoy the satisfaction of having it completely finished even more.

So, whether you are a do-it-yourselfer who is looking for a good excuse to buy some more tools, or you are trying to find a contractor to do the work, you will appreciate the stories in this publication, our latest effort to provide home improvement ideas and examples from Lake Panorama residents, complete with before and after photos.

If you have a specific idea you think we should cover in an upcoming home improvement guide — whether it be a neighbor's, a friend's or yours — reach out and let me know, as we are continually seeking great endeavors to cover.

Even if it is a good winter project. ■



*Lake Panorama* **TIMES**



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# More space for family

Customized features meet the Polzins' needs.

Gregg and Susy Polzin tackled a major renovation project with the help of a restoration team that included architect Randy Milder, formerly with Ahmann Design; builder Billy Donovan with Donovan Construction; and designers Jessi Economos and Chelsie Bortz with Jeid Studio.

Donovan, who has worked on many premier projects in the Lake Panorama area and has even been featured on national television for his design projects, recommended the Polzins work with Randy Milder, a home plan design manager. Jeid Studio also worked on the project. "Jessi Economos and Chelsie Bortz were the interior designers," shared Susy.

"Randy listened to our wish list and delivered everything and more with his design," Susy said. The couple then met with Jessi Economos, owner of Jeid Studio.

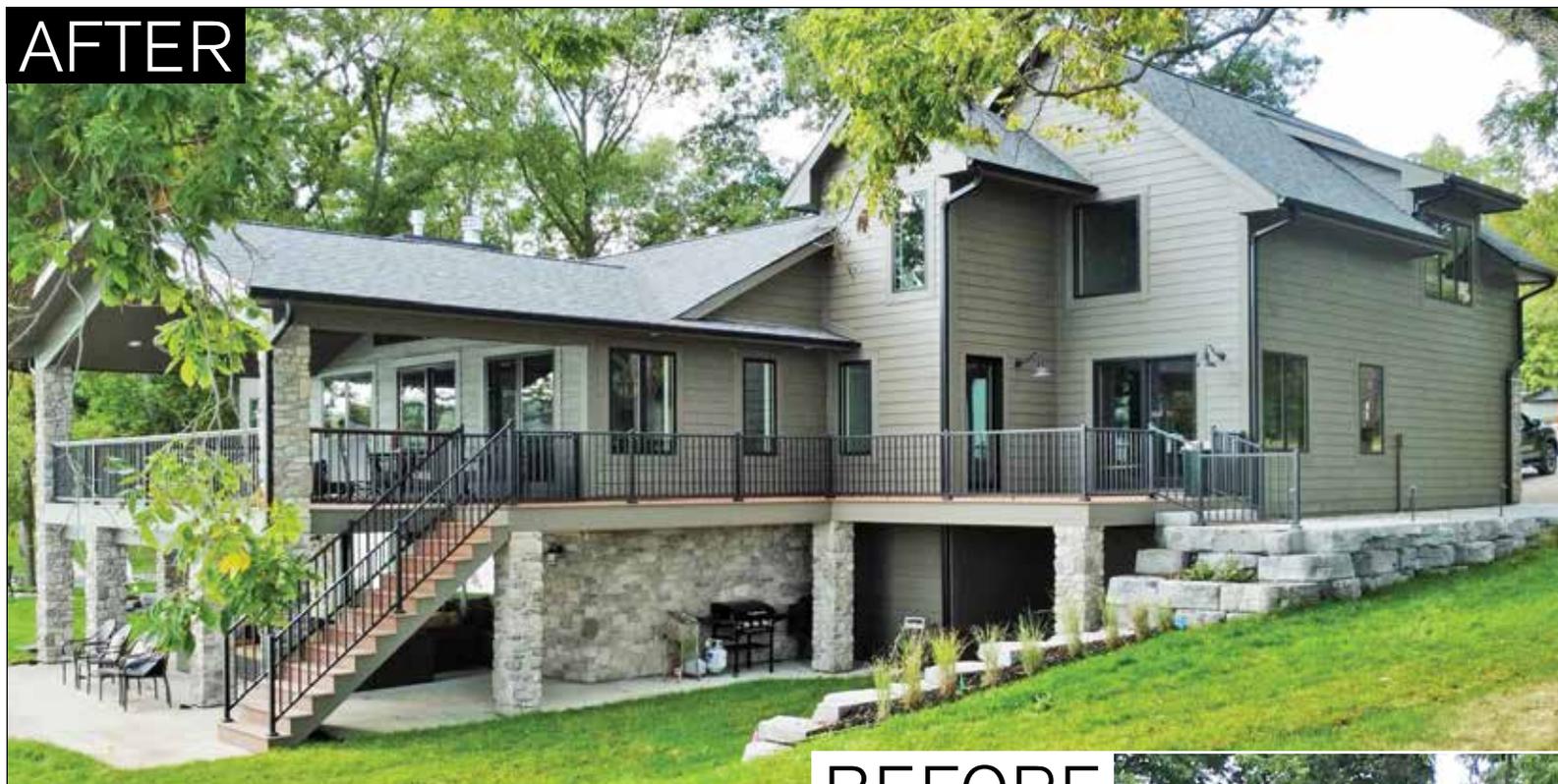
"She took my dreams and visions to another level by recommending things I never would have thought of, such as a green ceiling and stone hood above the stove," said Susy.

The designer took into account function of the space.

"She made changes to the space to make it more functional, like adding a pantry cabinet and beverage cooler in the hallway, and she reconfigured the bathroom so we can have a free-standing bathtub," says Susy.

The architect took note of the overall wish list and designed a home meeting their needs, says Susy.

"It all began with an architect being a good listener and delivering



**AFTER**

Gregg and Susy Polzins' home features additional space for their family to enjoy inside and out. A new covered deck extends the use of their outdoor space.

our wishes," she explains.

The design vision came from Jeid Studio. "The Jeid Studio listened to my renovation wish list and created inspiration boards to choose from," shares Susy.

The main goal of the massive renovation was to increase the functionality of the space as well as the aesthetics. The Polzins bought the lake home in 1993 and enjoyed many fun summers with their kids and friends.

"We always dreamed of retiring to Lake Panorama full-time. To make it a reality, we had to remodel to increase the space to meet our family's current needs," shares Susy.

The Polzins wanted five bedrooms, a loft for the grandkids, a mancave off the garage, and a covered deck. They also wanted



**BEFORE**



Gregg and Susy Polzin



# WHOLE HOME

to incorporate more rustic elements like shiplap throughout the home and lots of stone, including a unique stone hood above the stove.

“We wanted our home to reflect current trends but maintain a cozy lake feel,” says Susy.

Susy says she and Gregg are in awe of how their home is fully customized. “Billy was amazing and found ways to customize our house to meet our family needs. We had several requests, some out of the ordinary, and he always found a way to meet our needs.”

Some of the unique requests were the creation of a pocket door to use as a toddler and pet gate, as well as another gate on the deck to make it toddler-safe. The ceiling and window trim were also adapted to accommodate their animal mounts. Some other custom features were a dryaway (drying rack) and custom-built cabinets with wood boxes and floating shelves. The man cave with re-purposed pine ceilings is also unique.

Susy says she is grateful to the entire team who worked on their renovations.

The Polzins chose warm colors with brass light fixtures, cabinet pulls, etc. The products were selected with the help of Jeid Studio, using vendors that Donovan Construction works with.

BEFORE



AFTER



New flooring, color scheme, trim and more transformed the Polzins' living room from a dated look to a modern one.

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# WHOLE HOME



Stone around the stove adds a unique feature to the kitchen.



The stone fireplace is a focal point of the renovated living room.

Susy says the family has benefitted most from the increase in space — the covered deck, the man cave near the garage, and the loft above the garage.

“Those are all family favorites because having space

for the whole family when we all gather together is so important,” she says.

Gregg and Susy advise other renovators to begin the same way they did.

“Choose a good architect, builder and designer you have confidence in,” says Susy. “Build a relationship that has open communication. Be patient, and the end results will be worth it. Our results certainly exceeded our expectations.” ■

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# Overhaul provides ease and peace of mind

Burchfields happy with functional and low-maintenance updates.



The improvements to Lennie and Sue Burchfield's home make it almost unrecognizable. Photos by Black Photography



The laundry area, with its new cabinetry, ties in with the kitchen. Photos by Black Photography

Lennie and Sue Burchfield had style and functionality goals for their recent renovations. The home improvement list was extensive, including many interior and exterior upgrades.

The exhaustive list included a complete overhaul of the exterior — with new roofing, siding, windows and doors. Inside the home, new doors, woodwork and cabinets were installed. On top of that, the Burchfields sought what all outdated homes long for — a new bathroom with walk-in shower and a contemporary kitchen.

“The main purpose of this whole-home improvement project was to get both of us on one floor on a smaller scale with all areas being updated to our liking and style,” shares Sue.

The end vision was to upgrade everything to be easier to use — and easier on the eyes.

“We wanted to have everything easily accessible and newer to hopefully eliminate the potential future

breakdowns,” says Sue.

The materials were mainly sourced from Lake Lumber, including all the woodwork, shingles, siding, windows, interior and exterior doors, cabinets, and the hardware for the kitchen, laundry and bathroom.

“All of the materials were chosen with the guidance of Kelvin and Stephanie Hafner of Lake Lumber and our contractor Dave Arganbright of Arganbright Construction,” says Sue.

It's difficult for Lennie and Sue to choose their favorite parts of the overall home improvements.



# INSIDE AND OUT

AFTER



BEFORE



The bathroom was transformed into an oasis with the walk-in shower replacing the old bathtub. Photos by Black Photography

“We are happy to have all the interior updates like the bathroom with a walk-in shower, kitchen with all new cabinets, a nice new laundry room area, as well as all the exterior improvements of a new roof, siding, windows and doors,” shares Lennie.

The Burchfields have their minds at ease now that the huge project is done.

“Everything being completed to our liking and now knowing that there should be minimal, if anything, to be done in the near future is really reassuring,” says Sue.

The home improvements are a significant improvement from the dark and dingy outdated fixtures the house had. The



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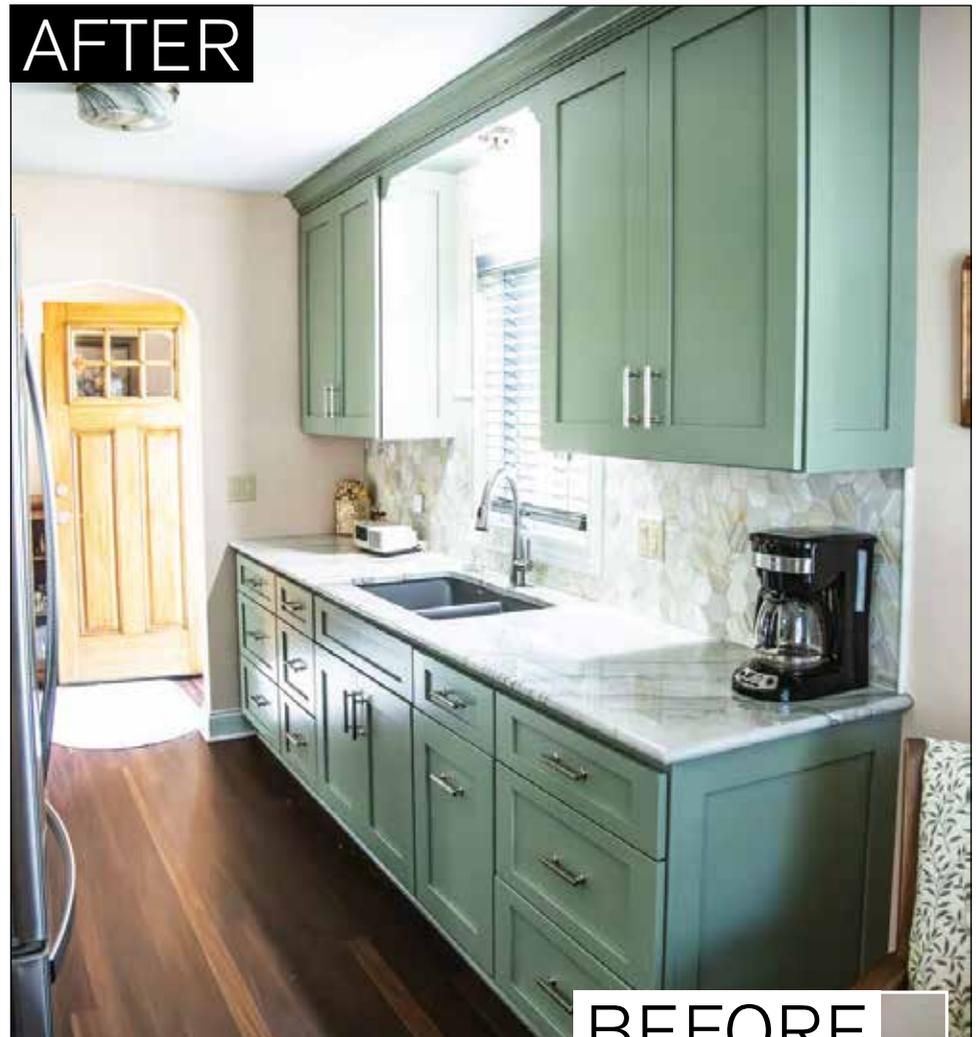
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## INSIDE AND OUT

### AFTER



### BEFORE



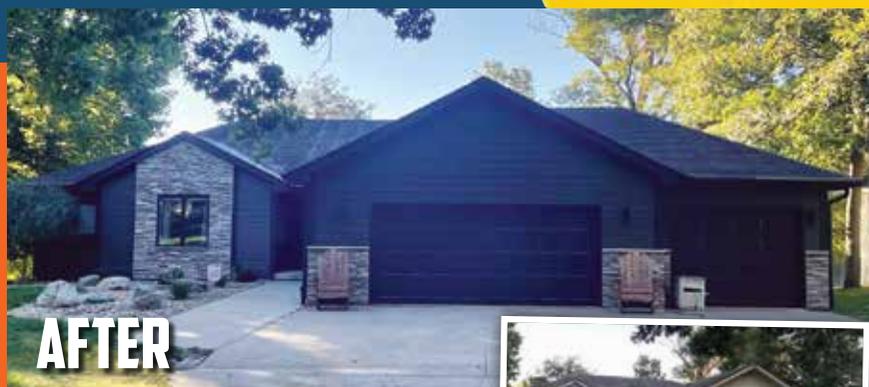
New flooring, cabinets and door add color and style to the kitchen. Photos by Black Photography

new finishes are modern and bright, with stunning countertops and tile and classic wood cabinetry alongside bright and sunny pops of colors like greens and yellow. There are nods to the industrial modern farmhouse style with a modern yet classic look in the black-framed walk-in shower and matching light fixtures. The exterior also looks fresh with the traditional brick meeting the new paint color that plays off the nearby foliage.

Lennie and Sue have some advice for others wanting to make improvements.

“Give the home improvement list a lot of thought. Don’t get in a hurry. Investigate different options/products available, make drawings, and listen to the ideas and suggestions from the people helping you on the project.” ■

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### AFTER



### BEFORE

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## From 1980s style to modern and functional

Muhlbauers reconfigure spaces to maximize use.

Josh and Angie Muhlbauer purchased their condo in 2014 with the original 1985 décor intact. They needed an update.

“We wanted to improve the functionality and aesthetics,” admits Angie.

The kitchen and the master bathroom were at the top of the renovation list. The kitchen was small and did not maximize the open-concept space.

“We had a vision to rotate the kitchen and wrap in the small dining space so the kitchen could be doubled in size and include an island, gas stove with hood, and a beverage and wine bar,” explains Angie.

The master bath layout was open with no door and only had a single sink and small shower.

“We knew a reconfigured space would allow for double sinks and a much larger shower,” says Angie.

The Mulbauers also wanted to improve the outdoor space with a new, much larger deck and gutter system.

“We wanted the walkout patio space beneath the deck to be better utilized as living space, too,” says Josh.

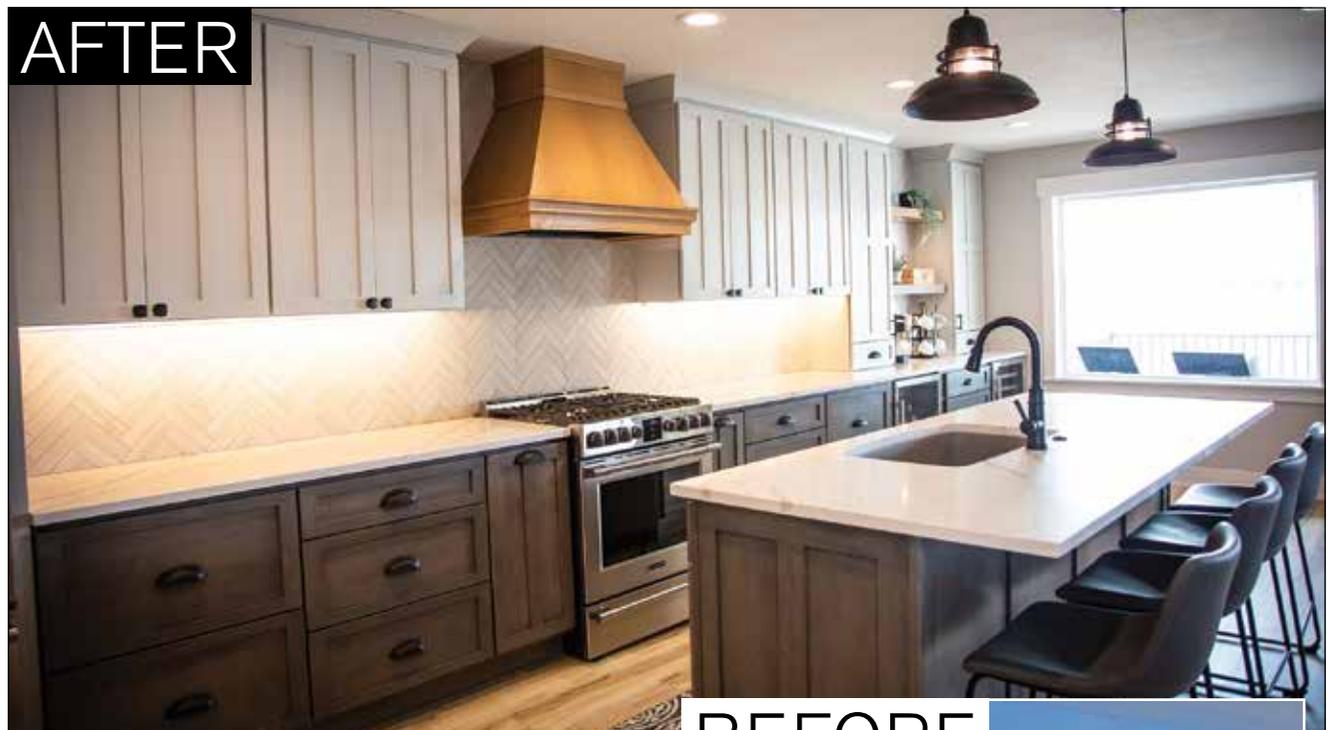
The home’s 1980s style needed to be brought up to date.

“We were targeting a coastal, modern farmhouse feel with rustic touches such as beams and a stone fireplace,” says Angie.

The wish list included reimagining and expanding the kitchen, reconfiguring the master and guest bathrooms, turning the fireplace wall into a focal point, and enhancing the outdoor space that faces the lake.

“The vision was to have a much more functional and cohesive space to enjoy with our family and friends,” shares Angie.

The Muhlbauers connected with Kelvin and Stephanie



The Muhlbauers' dated kitchen was transformed during the remodeling of their home.



Josh and Angie Muhlbauer and their family can better use their home's space since it has been remodeled.

Hafner, owners of Lake Lumber, who put them in touch with a general contractor, Danny Splendoree of CW&D, to take on their complete gut and remodel project.

“We wanted to support local, so we purchased many products from Lake Lumber,” explains Angie. The couple chose Masonite Interior Doors, a Therma Tru



entry door, Marvin windows, custom Bertch kitchen cabinets, Waypoint bathroom vanities, wood for the main floor beams, custom fireplace built-ins, and material for the expanded outdoor space, including new TimberTech composite deck with an under-mount drainage system and Westbury aluminum railing.

Materials purchased from other vendors in the area



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# UPDATES THROUGHOUT

AFTER



A new deck gives the Muhlbauers additional space to enjoy the lake view.

varied depending on the materials needed. The fireplace stone from floor to ceiling was from Greg Schuller from Centurion Stone in Des Moines. Tile for the bathrooms, laundry room and kitchen backsplash were from Floor Decor in West Des Moines. Countertops and sinks in the kitchen and bathrooms were from Iowa Countertops in Grimes. The luxury vinyl plank flooring was purchased from Home Depot in West Des Moines. The lower-level carpet was purchased from Nebraska Furniture Mart in Clive. Other materials used were Timber Tech Decking, Emtek hardware, Empire Trim, Schlage interior/exterior door hardware, and Trex Rain Escape.

Some finishes were customized for the Muhlbauers. The general contractor on

the project built and installed the custom fireplace and drop zone built-ins, white wood oak ceiling beams, window and baseboard trim, and the custom white oak kitchen hood.

“He also created our unique custom dog kennel under our stairs for our dog, Winnie,” shares Angie.

The Muhlbauers find it difficult to choose their favorite improvement since they did a complete remodel and are happy with it all.

“Top on the list would likely be the new deck and outdoor space. We doubled the size of the usable outdoor space to enjoy the amazing lakeside views and ambiance. This allowed us to stage our space for different uses such as outdoor dining,

AFTER



The fireplace is a striking focal point in the remodeled living room, which features custom beams and shelving.

lounging, living room with TV, and a fire pit conversation area.”

Right on the heels of the outdoor space, their favorite improvement would be the kitchen. “This space is beautiful while still being smart and functional,” says Angie.

The Muhlbauers have some suggestions for would-be renovators. They recommend partnering with professionals who will sit down with you, listen to your vision and needs, design a customized space that works for you, and have access to a variety of products.

“Have a clear understanding of what you want to use the spaces in your home for so you can maximize the value you get throughout the spaces you touch,” says Angie. ■



A double vanity with custom cabinets added functionality and style to the outdated bathroom.





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# 10-year plan concludes with pool

Tometich home renovated for additional living, entertainment areas

BEFORE



AFTER



The multi-level outdoor spaces at the Tometich home now offer a variety of entertaining options, including a pool. The conversion of a three-season porch into a four-season porch also increases use of the space.

Dee and Jim Tometich enjoyed their outdoor space even more this summer with the installation of a pool by Wiges Outdoor Services.

The Tometich family recently finished updating the interior and exterior of the home they bought in 2006. They completed a whole-home renovation, with the icing and the cherry on top being their pool. “We knew our house needed some maintenance as well as updates,” says Dee.

The work included new siding and windows, as well as replacing some retaining walls.

“Eventually, we decided to do a 10-year plan of improvements, with the entire inside getting updated,” says Jim.

The couple had their three-season porch converted to a four-season porch; wood decks were replaced with stamped concrete patios; and wood retaining walls and

steps were replaced with block walls and stone steps. New Trex decking with a rainscreen was installed to protect the lower deck, and a new floating dock and cover were installed.

“Each year, more projects were tackled,” says Dee.

Many smaller projects, in comparison, were accomplished as well.

“The goal was to get to a limited amount of maintenance on the house and to increase and improve the home’s exterior space,” says Jim.

“The pool was finally completed as the last item on the renovation list, culminating the vision of making our home one with great outdoor spaces for friends and family to feel welcome but not crowded,” says Dee.

Renovations were completed with an eye toward reducing maintenance needs. The couple selected

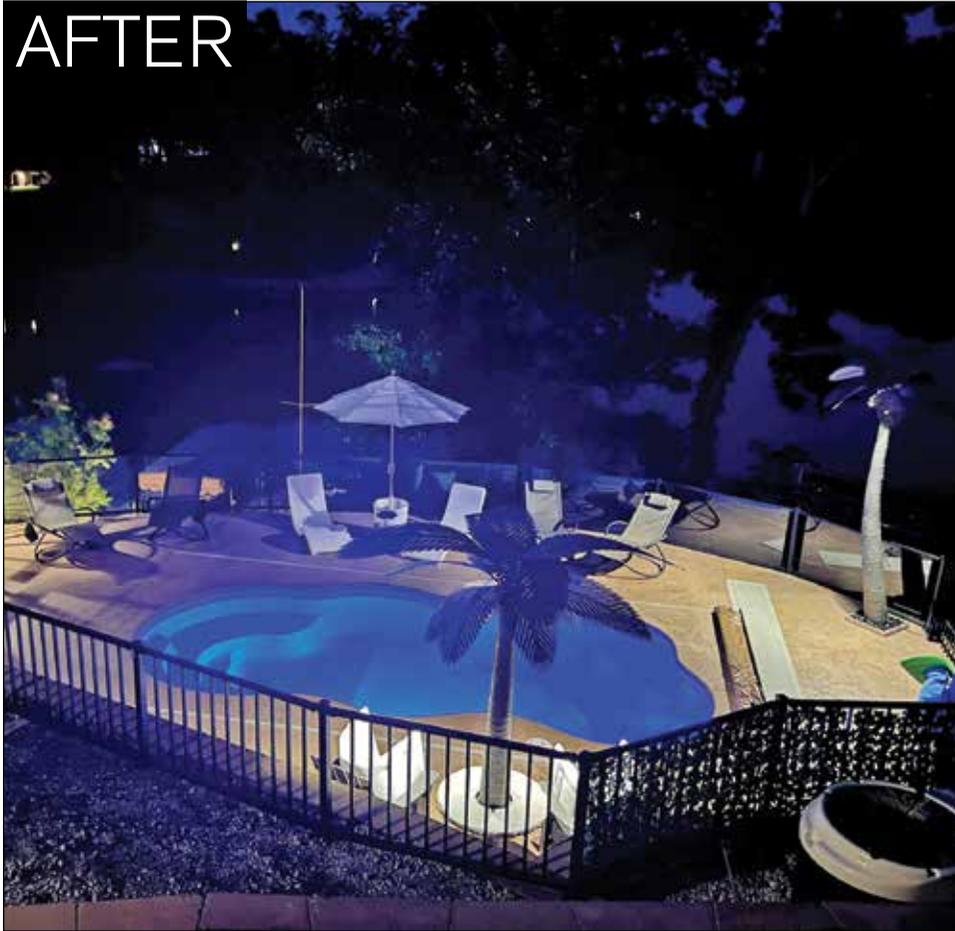


Dee and Jim Tometich transformed their outdoor space into an entertainment oasis.



# OUTDOOR OASIS

## AFTER



Lighting makes the pool inviting into the night.

durable, long-lasting products that required little upkeep. A few examples include stamped concrete and a Trex decking and rain-screen system instead of wood decking, block retaining walls versus wood retaining walls, and steel siding and adhered masonry veneer versus vinyl siding.

The Tometiches agree that the pool remains the most significant improvement — along with the terraced concrete patios with hot tub and outdoor grilling area.

“The pool took a significant amount of retaining wall — along with some creative engineering — to create a flat enough space for the pool,” says Jim.

The four-season room is now the most used in the house, they say.

“The interior redesign throughout the house has also updated and provided more livable spaces alongside the new outdoor living spaces,” says Dee.

The couple contracted Wiges Outdoor Services, Parsons Brothers Concrete, Arganbright Fencing, Britain Electric, Lucas Leiferman and Hunter Kloewer for various facets of the work.

The Tometiches have some advice for others who want to improve their interior and exterior living spaces.

“Make sure you have a comprehensive plan before starting and enjoy the improvements,” says Dee. ■



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# New deck adds to enjoyment of the outdoors

Jorgensens enjoy entertaining and golf course view.

Mark and Deb Jorgensen completed a must-have renovation on their Lake Panorama home: a more extensive and functional deck to enjoy on beautiful summer days, cool fall evenings and everything in between.

The main goal of the renovation was to have a deck that would simply be used more.

“We needed more room for our friends, family and guests to enjoy the space while we grilled, ate, and hung out,” says Deb.

And they kept their dog in mind, too.

The couple had the team at Donovan Construction install a custom piece for their smaller dog, Ace.

“We wanted him to enjoy the deck with us as well,” says Mark.

Their initial plan was to replace the small deck that was decades old. Mark and Deb wanted to use modern, durable materials.

“We wanted the deck to be protected for years to come, as well as have a beautiful finish now and for a long time to come,” explains Deb.



Mark and Deb Jorgensen completed a must-have renovation on their Lake Panorama home: a more extensive and functional deck.



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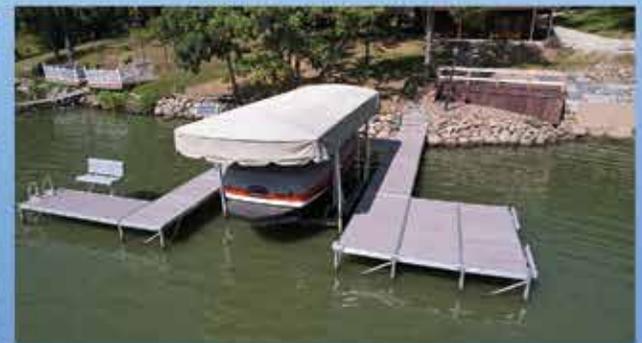
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# DECK

The Jorgensens chose a gray finish with a white railing on the decking.

The say the best view is of the happy faces of those enjoying the deck, and the second best is the backdrop of their property.

The home is along the golf course.

“We enjoy our view overlooking the No. 8 fairway,” relays Deb.

“We think it is attractive and matches the schematics of our home’s exterior,” says Deb of the new deck.

The products were chosen with the help of their contractor, Billy Donovan. “He suggested products that he was familiar with, providing us with options from good to better, to the best options that are maintenance free,” shares Deb.

The most considerable improvement the Jorgensens



The Jorgensens enjoy their new deck.

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# DECK

enjoy is the additional space.

“We think the best thing about this improvement is the space we have now that we didn’t before and the overall beautiful appeal of the deck,” says Deb.

“We were able to add a six-person set of outdoor tables and chairs for the deck, as well as a separate sitting area and a space for our grill,” shares Mark.

Mark and Deb have some renovation advice for others who want to improve old and outdated features in their home.

“Be prepared for a sticker shock. Prices have gone up on everything, including building materials,”

shares Mark.

The Jorgensens also realize many area residents are updating their homes at the lake.

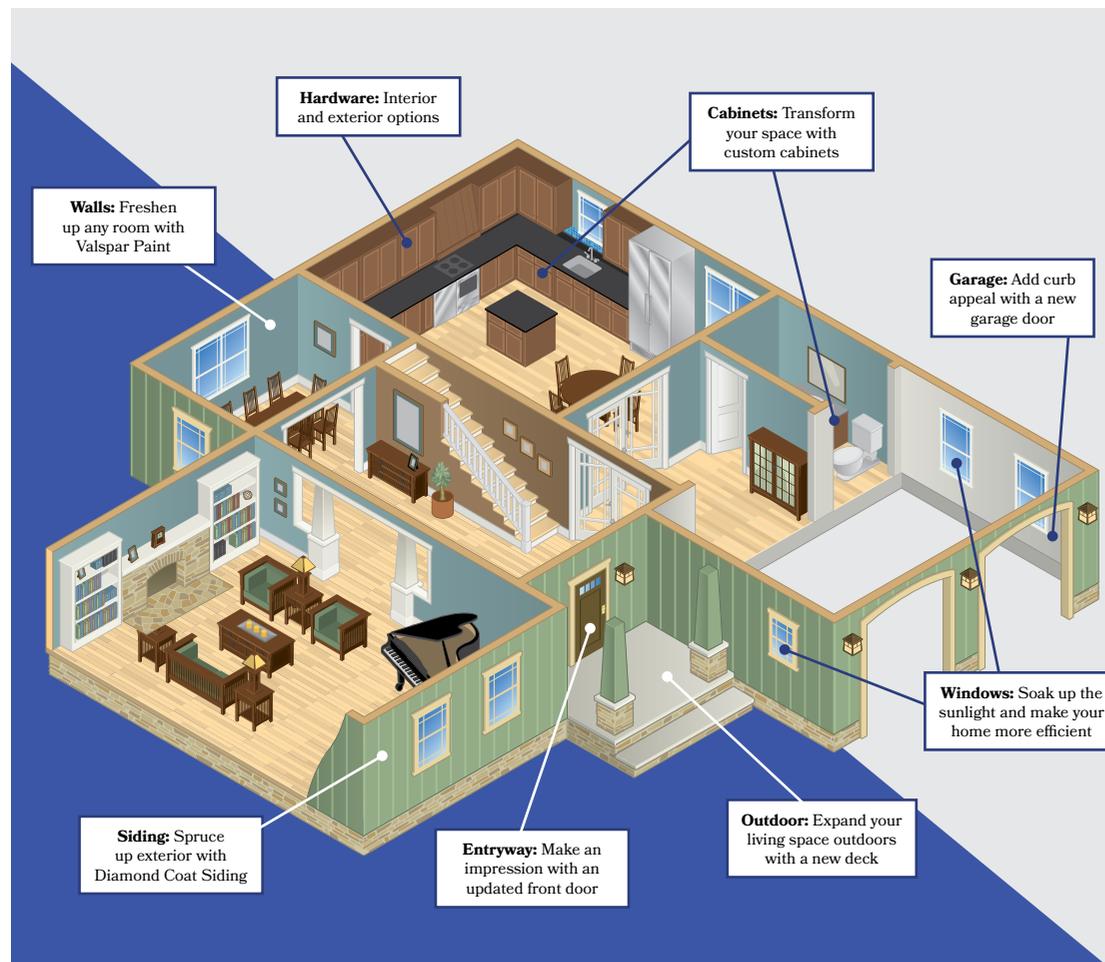
“Our other advice is for homeowners to realize contractors are busy,” explains Deb.

“We knew contractors were busy when we started looking into our project in April, but we were hoping we could use the new deck all summer,” recalls Mark. Donovan Construction was able to start the project in early June and completed it in just over a week.

The Jorgensens — and their dog, Ace — have been enjoying their new deck ever since. ■



The Jorgensens chose low-maintenance deck materials.



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